Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

NELLORE URBAN DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM MIXED USE AND INDUSTRIAL USE TO COMMERCIAL USE TO AN EXTENT OF AC. 9.63 CTS. (INCLUDING 0.67 ACRES FALLING IN SERVICE ROAD, THE TOTAL EXTENT OF APPLICANT SITE IS AC. 10.60 CTS) IN S. NO. 211, 212, 215/2 & 216/3, KONDAYAPALEM (V) OF NELLORE MUNICIPAL CORPORATION, APPLIED BY SRI M.V NARENDRANATH REDDY.

[G.O.Ms.No.50, Municipal Administration & Urban Development (M) Department, 1st February, 2018]

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme/ Master Plan of Nellore Municipal Corporation which was sanctioned in G.O.Ms. No.11 MA&UD Dept., dated 07.01.2011, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site is falling in Sy.No. 211, 212, 215/2 & 216/3, Kondayapalem (V) of Nellore Municipal Corporation, SPSR Nellore District admeasuring an area of Ac. 9.63 cts. (including 0.67 acres falling in service road, the total extent of applicant site is Ac. 10.60 cts). The boundaries of which are given in the schedule below, which was earmarked for Mixed use & Industrial use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in G.O.Ms. No. 11, MA., dated 27.11.2011 is now designated as Commercial use by variation of change of land use as the site is abutting existing 200’-00” wide National Highway which is proposed as 320’-00” in the Master Plan and also based on the council resolution No. 14, dated 26.04.2010 as marked Ä,B,C,D,E,F,G,H,I,J,K,L,M,N” in the revised part proposed land use map bearing G.T.P No.01/2014/G available in Municipal Corporation, Nellore, subject to the following conditions:-

1. The authorities shall ensure to maintain required buffer/open space from the boundary of field channel situated on southern and eastern side in terms of G.O.Ms. No.119, MA&UD Dept., dated 28.03.02017
2. The applicant shall handover the effected portion of the site to the Nellore Municipal Corporation at free of cost through registered gift deed due to widening of existing 200'-00" wide NH-5 road to 320'-00" as per the sanctioned Master Plan of Nellore Town.
3. The title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission.
4. The above change of land use is subject to the conditions that maybe applicable under Urban Land Ceiling Act, 1976 and A.P Agriculture Ceiling Act.
5. The owners/ applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling clearances etc., The owners/ applicants shall be responsible for any damage claimed by any one on account of change of land use.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore/ Commissioner, Municipal Corporation, Nellore.

SCHEDULE OF BOUNDARIES

North : Part of Sy. Nos. 215/P, Sy. No. 212/P & Sy. No. 211/P
South : Field channel and Kanuparthipadu village lands.
East : V. No. 25, Kanuparthipadu Village lands.
West : Existing 200'-00" wide NH-5 road proposed to be widened 320"-00"wide road as per sanctioned Master Plan of Nellore Town.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT